



**GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
P A C K E T
FEBRUARY 2, 2022
07:00 PM**

A G E N D A
GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
FEBRUARY 2, 2022
07:00 PM

1.

Pursuant to legislation that suspended the open Meetings Law, the public may listen and view the meeting on Verizon channel 34, Spectrum channel 1303, and the Town website (<https://www.townofguilderland.org/town-meeting-videos>) and may provide comment during the meeting by dialing (929) 205-6099, and entering meeting ID: 871 6197 6965 and Passcode: 651496.

2. Chairman's Welcome

3. Continued Cases

1. 6517 Route 158

Continuation of a public hearing to permit the installation of a signage exceeding the allowable quantity.

<https://play.champds.com/guilderlandny/event/167>

A. Application Materials

Revised Sign Rendering

Attachment: [Revised Sign Rendering](#)

B. Public Comment

Karen White (Against)

Iris Broyde, 2nd Letter (Against)

Petition & Letters of Support

Petition of Oppsoition

Attachment: [Karen White](#)

Attachment: [Petition of Support](#)

Attachment: [Petition of Opposition](#)

Attachment: [Iris Broyde 2nd letter](#)

4. New Cases

1. 3671 Carman Road POSTPONED FROM 1/15 DUE TO ALTAMONT ENTERPRISE PUBLISHING ERROR

Public hearing for an area variance to permit an addition that will result in a detached garage encroaching the required setback.

A. Application Materials

Application, Narrative, Building Elevations, Site Plan and Existing

Building Images

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Building Elevations](#)

Attachment: [Site Plan](#)

Attachment: [Existing Building Images](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

2. 1 Armstrong Drive

Public hearing for an area variance to permit a 6ft fence in a front yard.

A. Application Materials

Application, Fence Rendering, Site Plan, Aerial Imagery & Existing

Fence Conditions

Attachment: [Application](#)

Attachment: [Fence Rendering](#)

Attachment: [Site Plan](#)

Attachment: [Aerial Image of Property](#)

Attachment: [Existing Fence Conditions](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

C. Public Comment

Chrsitine Duffy

Attachment: [Christine Duffy](#)

5. Signs

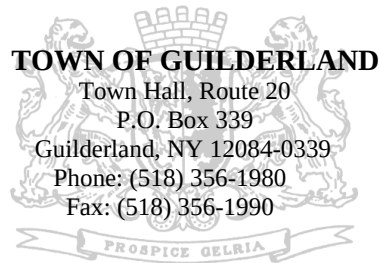
1. Guilderland Fire Department Rose Sale

The Guilderland Fire Department will be hosting their annual rose sale and will post signs at locations previously approved by the Board

Attachment: [Letter of Notice](#)

General Attachments

[- Agenda](#)



PETER G. BARBER
SUPERVISOR

THOMAS REMMERT
CHAIRMAN
ZONING BOARD

ZONING BOARD

MEETING AGENDA

Wednesday, February 2, 2022

7:00 PM

6517 Route 158 – Area Variance – A J Signs

- Public hearing for an area variance to permit the installation of a signage exceeding the allowable quantity.

3671 Carman Road – Area Variance – Charles Geyer

- Public hearing for an area variance to permit an addition that will result in a detached garage encroaching the required setback.

1 Armstrong Drive – Area Variance – Jeremy Rue

- Public hearing for an area variance to permit a 6ft fence in a front yard.

A) Wall Signs

Qty: (1) each
Materials: Aluminum Boxes w/translucent vinyl

SQ FT each **32**

SQ FT total **64**

ORIGINAL APPLICATION: 128 SQ FT (4 SIGNS)

96 in



48 in



Colors: ■ 3630 Orange

Colors: ■ 7125 Black

Colors: ■ 3630 Marigold

Colors: ■ 3630 Cardinal Red



Photo Representation of Approximate Sizing



842 Saratoga Road
Burnt Hills, NY 12027
(518) 399-9291
AJSigns.com

Client: Philips Hardware
Project: Wall Signs
Location: _____

Customer Approval: _____ Date: _____
Landlord Approval (If Required): _____ Date: _____

File Name: e35184
Salesperson: Liesel Socoloski
Designer: Nikki
Date: 1/26/22

Original drawings and designs are the property of AJ Sign Co. and may not be duplicated or reproduced in whole or part as a drawing or sign without written permission from AJ Sign Co. Drawing value is included in project pricing. If drawings are Designer's rendering do not result in a subsequent project you will then be responsible for the value of drawings. Designer's renderings are available for purchase for use in competitive bid processes upon request.

1/27/22, 2:46 PM

Town of Guilderland Mail - [guilderlandny] Sign variance for Phillips Hardware (Sent by Karen White and Robert Freisatz, kwhite010@nycap.rr.com)



Jacqueline Coons <coonsj@togny.org>

[guilderlandny] Sign variance for Phillips Hardware (Sent by Karen White and Robert Freisatz, kwhite010@nycap.rr.com)**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, Jan 26, 2022 at 10:39 PM

Reply-To: kwhite010@nycap.rr.com

To: Zoning Board <ZoningBoard@togny.org>

Hello Zoning Board,

Karen White and Robert Freisatz (kwhite010@nycap.rr.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/7681/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/7681/edit>.

Message:

To the Guilderland ZBA members:

In advance of the January 5th ZBA meeting, the board received two letters containing many valid points regarding this variance request. Unlike the first two letter writers, we do have interest in a property near Phillips Hardware. It's in Guilderland Center, less than a mile (one minute drive time) from the store in question. Our family has supported this business since 1959 and still refers to it as J&J's sometimes. Our haircuts were done by either Ray Wilson or Mary Fantini in the days when there were barber/beauty services on the premises. Hopefully this qualifies us to speak as "neighbors" in the eyes of the board.

It has been handy to have access to goods and services nearby. That's a great way to save driving time, gas money, and support a local establishment. We realize that Phillips contributes to worthy charities as do other businesses and individuals in the community.

At this point, we must urge the ZBA to deny the requested variance for additional signage. By his own admission on the application, the owner agrees that this variance is substantial and the circumstance is self created. In questions one and four, he indicates that there would be no undesirable change in the character of the neighborhood and no adverse impact on the physical or environmental conditions of the same. We disagree. The increased size of the new building and accompanying lighting has already drastically changed the appearance of this rural/residential area. Soon it seems all those passing by on Routes 146 and 158 will also be treated to signs advertising a Mobil gasoline/convenience store and Dunkin Donuts. If this "sign creep" is permitted in this location, other retailers will soon demand that they be allowed to advertise their wares on multiple four foot by eight foot exterior signs. Imagine what that would look like at all of our local pharmacy and grocery stores.

Regular Phillips customers know where the store is and those in doubt will look up the location online. Question two of the variance application asks if the benefit could be achieved by other means. The applicant said no, but in looking at the website we found no Carhartt logo on the Apparel page, no Stihl logo on the Hand & Power Tools page, and no Benjamin Moore logo on the Painting Supplies page. Searching the site for these brand names was not productive. The final sign requested was redundant since it is simply the existing monument sign in a different shape. In short, better use of the website could certainly feature these products and reach more potential customers. It would also make the roads safer for motorists by focusing drivers' attention on the adjacent intersection instead of the side of a building.

Many successful businesses in town adhere to the 50 square foot sign limit. Please keep these points in mind when continuing the discussion of this request at the February 2nd meeting.

Thank you,

Robert Freisatz and Karen White

<https://mail.google.com/mail/u/0/?ik=2f27395271&view=pt&search=all&permmsgid=msg-f%3A1723077503989434989&simpl=msg-f%3A17230775039...> 1/1



January 28, 2022

Zoning Board of Appeals
Town Of Guilderland
Guilderland Town Hall
5209 Western Tpk.
Guilderland, NY 12084

RE: Phillips Hardware's variance to permit the installation of signage

Dear Board Members,

On behalf of the Capital Region Chamber, I write to inform you of the Chamber's support of the variance request that has been submitted to the Zoning Board of Appeals by Jon Phillips, owner of Phillips Hardware. The Chamber's roots trace back to 1847 when organized as the Albany Board of Trade. Our goal is economic prosperity for our business members and our community. Representing 2,800 businesses and nonprofit organizations from throughout the Capital Region, including within the Town of Guilderland, which employ more than 160,000 area residents, we are the largest chamber of commerce in the region.

As you know, the Phillips family has a long and deep commitment to the Capital Region. As a family-owned business since 1886, their longevity and commitment to our community should be applauded and supported. Phillips Hardware is an invaluable asset to residents of our town and those of surrounding communities. In addition to being a great business and employer, Phillips Hardware and the Phillips family have supported countless charities and worthy causes over the years. I have personally witnessed Jon and his family's commitment to our region's military families, members of our disabled community, and our athletic teams. Importantly, throughout the current pandemic, Jon has ensured that his hardware store is stocked with products that are in high demand but in short supply. This is because Jon continues to drive countless miles and hours in search of goods that he knows his community needs. He and his hardware store have well served our town.

Jon's vision for his family's new store and his perseverance to see this project through, not just for his personal financial benefit, but for the benefit of his community is commendable. Now, the town has an opportunity to make certain that Phillips Hardware not only continues its 136-year run but thrives well into the future. Our community depends on our small businesses, and our local governments must set reasonable, commonsense policies that ensure their continued viability.

As to Jon's request for a variance to locate two signs on his new building, the Chamber believes it is a reasonable request and warrants the approval of the Zoning Board of Appeals. Jon has acted in good faith. He has listened to members of the Zoning Board of Appeals, as well as

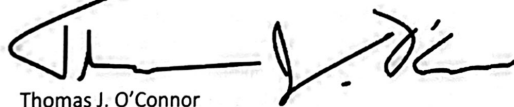
Page 2 of 2

feedback from the community, and he has amended his original request accordingly. The signs that Jon now proposes are sensible in size and appearance. They will allow him to attract new customers without negatively impacting the appearance or character of the surrounding area. In this economy, attracting new customers is more important than ever to ensure the sustainability and growth of any business, particularly a small family-owned business.

The Chamber appreciates the Board's concerns regarding setting a bad precedent. However, a variance, by its very nature, allows the Zoning Board of Appeals to make an exception to the rule on a case-by-case basis. The Chamber believes that this is one of those cases in which the Board should grant a variance.

As the Vice President of Government Relations for the Capital Region Chamber and as a proud resident of the Town of Guilderland, I respectfully request that the Zoning Board of Appeals approves Phillips Hardware's request for a variance to permit the installation of signage at its property located at 6495 Rt 158, Altamont, New York. Thank you in advance for your consideration of the Chamber's position.

Sincerely,



Thomas J. O'Connor
Vice President, Government Relations

UNITED TO DRIVE ECONOMIC PROSPERITY WITH
ONE VOICE, ONE MISSION, ONE REGION.

capitalregionchamber.com | 518.431.1400

5 Computer Drive South
Albany, NY 12205

58 Clifton Country Road, Suite 102
Clifton Park, NY 12065

1473 Erie Boulevard
Schenectady, NY 12305

January 31, 2022

Thomas Remmert
Town of Guilderland Zoning Board Chairperson
5209 Western Turnpike
Guilderland NY, 12084

Dear Mr. Remmert,

My name is Danielle Walsh, I am the Executive Director at the Guilderland Chamber of Commerce. I am writing to voice my support for the 6517 Route 158 – Phillips Hardware Sign Variance application. From a business, and specifically retail standpoint, I believe the updated application is a reasonable and appropriate request. With the recent re-build of Phillips Hardware on Route 158 they have added approximately 7,000 square feet to offer new services and products. Phillips Hardware is no longer just a Hardware store, but offers household items, cleaning products, clothing, and much more. A business which expands their offerings should be allowed to appropriately identify those brands & services on their building through signage.

Phillips Hardware is a multi-generation family-owned business which has decided to invest in and expand their business within Guilderland Center. They support many community non-profits and charities at their many locations. A business cannot be expected to only survive on the existing customers that know of them in any given community. One of the goals of the redevelopment project at 6517 Route 158 was to increase traffic to their business. We understand that the requested square footage exceeds the allotted amount under the Town's signage code. We believe this is an appropriate request based on the nature of Phillips Hardware's business and recent renovations at the site.

I appreciate your time and consideration.

Sincerely,

Danielle Walsh
Executive Director, Guilderland Chamber of Commerce

***Please Note:** The above comments do not necessarily reflect the views of the entire Guilderland Chamber Board or Members.*

January 28, 2022

To Whom It May Concern:

Please accept this letter supporting additional signage at the new Phillips Hardware location in Altamont. This being a newly developed corner in town, emphasis should be on promoting a local business in a world where the big box stores have virtually eliminated the hard-working local business owner. Any additional signage is welcome and will increase exposure and traffic to a wonderful local hardware store!

I have known the Phillips family for over 30 years, originally professionally and subsequently and currently, personally. You are hard pressed to find a family more dedicated to, and involved in the Capital District community.

Whatever we can do to support Phillips Hardware and all small business owners in the Capital Region, my family and I are 100% in favor of!

Respectfully,

Jim Colbert

Chief Operating Officer

Capitol Development Corporation

518-441-6711

1/31/22, 6:46 PM

Phillips Hardware Mail - Letter of Support



Jonathan Phillips <jp.hardware@shopphillips.com>

Letter of Support

Nicole McCutcheon <nmccutcheon.design@gmail.com>
To: Jonathan Phillips <jp.hardware@shopphillips.com>

Mon, Jan 31, 2022 at 3:42 PM

I support large brand signage on the front exterior wall of Phillips Hardware! It's important to let community members know what is offered at this location.
The Phillips family uses their traffic to financially support and raise awareness for many non-profits and community activities. These signs will assist with their increase of traffic that will result in more awareness for community programs and funds raised for the local economy.
This is a newly developed business corner, it makes sense for increased signage to support these businesses.

Thank you,
Nicole McCutcheon
Altamont Resident

<https://mail.google.com/mail/u/0/?ik=1576aeaa85&view=full>

PETITION FOR PHILLIPS HARDWARE

BUILDING SIGNAGE

Phillips Hardware is seeking approval to have their large brands shown on front exterior wall. One sign is Benjamin Moore and the other sign is split between Carhartt and Stihl. These our large departments that when known by neighbors can result to increase traffic at a location. If you are interested in support of these signs please add your name to the petition on the next page with your address. You can also submit a letter of support and email to Jon Phillips at jp.hardware@shopphillips.com



PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Killian	Fullerton	110 Normanskill Road
Don	Howard	Scotia
TERRY	OTTENDORF	P.O. Box 235 Duaneburg NY
Mike	Hammill	1608 BETTLE RD ALBANY, NY
Frank	Fuss	103 BETTS Lane EAST BEANS, NY 12019
PAT I	JACKSON	5524 HENNESSEY RD 12186
Kevin	McVee	57 maple st Altamont ny.
Nick	Sale	171 Pines Rd Delmar NY Ferry Bus NY
Harlan	Hoose	328 onesyethan creek rd
Jacob	Morseman	434 Quay Rd altamont NY 12009
WENDELL	TUBBS	1615 WARNER LAKE RD ALBANY
Ricky	LaVare	2040 fierco ave NY 12303
Kenne	Burns	1168 Leesone Ln Altamont, NY
Joe	Burns	1168 Leesone Ln Altamont, NY
Brian	Reilly	163 maple Ave Altamont NY
Jack	Herzog	17 Chickory Lane, Sligdenlands 12159
Robert	Spratt	6437 Connersville Altamont
Steve	Clegg	199 cu Altamont
Mark	Mayer	15 Sunset Altamont
John	Gannon	317 Quay Rd-2

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Rich	FERRAS	445 BOZENTILL Rd Altamont
Sam	Rube	12 Sumac Hollow VILLE
Walter	Siebert	454 Wormer Rd Voorheesville
KEVIN	Cash	902 Bell Rd Altamont 12009
KATE	Johnston	6397 CUN CLUB RD 12009
JAMES	Weidaw	313 Grand St Amsterdam NY
Daniel	Murray	1282 N. Mansion Rd Summerville
Daniel	Locci	61 Vanburen Ave Raven NY
ROBERT	Miller	112 BELL RD ALTAMONT NY 12009
Dylan	Virkler	1060 Leesome Lane Altamont, NY
Robertson	Moss	19 Act Lane
Tom	Capuano	861 Brandle Altamont
Joey	Chitka	2561 Rutledge Rd Espirito
John	Kuehnert	6732 Dransville Rd - Altamont
JUSTIN	MAINE	4055 WESTERN TRKE Altamont NY 12009
Brendan	McGrath	29 Armstrong Cir, Altamont
ED	Garwin	497 NEW SALEM RD Voorheesville N.Y.
Larry	Boyle	7307 Rt 158
Stephen	Essey	10 W. 1st St N.Y.
Desn	Sim	25 School RR N.Y.

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Kathy	Adams	P.O. Box 227 Altamont NY 12009
Lucy	Adams	P.O. Box 227 Altamont NY
Greg	Modarrell	580 Knox Ave Altamont NY 12009
Bill	Novak	1500 Berne Altamont Rd Altamont NY 12009
Samuel	Novak	1500 Berne Altamont Rd Altamont NY 12009
Tara	McGinness	Schenectady NY
Shawn McGinness	McGinness	1537 Wadsworth St. Schenectady NY 12303
Bridget	Doonan	Schenectady
Kendryn	Shider	12 Muesel St NY 12120
JAMES	Baldwin	1600 Franklin Altamont NY
Sean	Bentley	1300 Franklin Altamont NY
Charles LeDP	LeDP	1272 Thompsons Lane rd
Paul	Miele	1396 TOWNSHIP RD, ALTAMONT
Mark	McGinney	113 Schuylkill Plk Altamont NY
Justin	PJ229	Berne
Veronica	Stempel	Berne
David	Doolin	214 Tabor Rd
Walter	Laurin	1052 Salve Ln.
Chris	Laurin	652 Salve Ln
Alyssa	Brown	90-1 Black Creek Ln Altamont NY

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS

FIRST NAME	LAST NAME	ADDRESS
Futrell	Ziburt	2926 RT 41/Glenville
Dan	Gerardi	2189 Berne Altamont RD Altamont, NY 12009
Tom	GESSICK	997 ALTAMONT BLVD Altamont
Tom	Caito	Box 26 Altamont
JEFF	TEATS	Warner Haydon Rd E Berne
DAVID	SCHAEFER	884 SCHAEFER TURNPIKE
Cindy	Dymes	Warner Lake Rd, Altamont
Mike	Dymes	
Robert	Fest	Robert Fest
Rym	Walter	Walter
James	Abouze	6649 Dunnsville Rd Altamont NY 12009
KEVIN	JOHNSTON	102 G.I. Rd ALTAMONT NY 12009
Marabeth	Johnston	102 G.I. Rd Altamont, NY 12009
X Perry	Perry	15 Van Cleave Dr Altamont
MARC	POLKARD	Box 658 Altamont
David	Hosler	5820 Gardner Rd Altamont NY
Chris	Huntley	110 Steeple Way, Rotterdam 12300
Judy	Huntley	110 Steeple Way Rotterdam NY 12300
Dan	Pole	2166 Berne Altamont Rd Altamont NY 12009
Dan	Reilly	22 Pleasant St. Voorheesville

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Kenan	CONNOLLY	111 POND HILL LANE ALTAMONT, NY 12009
Bryan	Hane	463 New Salem Rd Vestal, NY 12186
Mike	DeRenier	1039 Township rd Altamont, NY 12009
John	Wynne	60 Beech Rd Berne NY 12023
EMERSON	WILSON	742 PLEASANT VALLEY RD-BERNE 12023
Thomas	Bliss	130 Paddock Circle 12306
Rick	TYMCHYN	928-ALT-Vails Rd ALT-NY 12009
GREG	STEWART	6399 Gun Club Rd Altamont 12009
Debbie	Frunzen	7096 Chandler Rd Altamont NY 12009
Jim	Sprague	ALTAMONT 12009 10 SANFORD PLACE
Joe	Center	46 Sanford Pl Altamont, NY 12009
Todd	Sebast	6919 Rt 158 Altamont, NY 12009
Justin	Dale	70 Hammer Rd. Delanson NY 12053
Joe	Scott	201 Benjamin St Schuylkill, NY 12307
Rex	FAIRLEE	344 CRAWFORD CRAWFORD Delanson N.Y. 12053
Tom	BRUCKLEY	237 Elm Ave Delanson NY 12054
Daryn	BRADY	36 Broadway Ave Delanson, NY 12054
PAUL	MacDonald	504 Rte 146 ALTAMONT NY 12009
DAVID	KRZEMIAN	4 MIDDLE ROAD ALTAMONT, NY 12009
DAVID	TYMCHYN	Shreiber LN Berne N.Y.

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Christina	Tymchyn	100 Schreiber Ln Berne NY 12025
TONY	POISSON	48 AGAWAM LANE ALTAMONT NY 12009
Mary	Bethyoski	Hurst Rd Altamont
Bruce	O'Connell	2202 W. Old State Rd.
Ed	Ash	1140 Meadowdale Rd
CLAYTON	Ash	1138 MEADOWDALE RD, ALTAMONT
David	FILKIN'S	4 Mountain Oak Court, Altamont
David	MORROW	72 Heldeberg Rd
Meghan	Tice	72 Heldeberg Rd
William	Kerr	6 Indian Maiden Pass Altamont
Garrett	John	104 KELLY CIR ALTAMONT
Shawn	Huber	908 Black Creek Ln Altamont NY 12009
Jeff	Higgins	120 Lark St Altamont / NY 12009
Ted	MORHOS	298 CURRYBUSH 12306
Joan	MORHOS	298 Currybush Rd 12306
Jim	Saburo	5138 Foxwood Dr Schenectady, NY 12303
Mark	Viscio	91 Wipplu Rd East Berne
Mike	Falken	5 nancy Lane Knox ny
Gary	Johnston	Waverly Place Schenectady

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Gene	Oliver	16 Kellybump School
Dean	Ellinger	6146 Haines Rd
Steve	Oiver	61 ERSTADT LA.
MATT	Monroe	944 Twp. Rd
Ed	DRACES	75 E. Garmon Drive
Joe	Gerardson	41 Garmon Way
Jeff	HOVER	5608 Gardner Rd, Altamont NY
Will	Smith	200 Mynderse Lane Altamont NY
Paul	Duckert	4 VANERA DE ALAKO W
George	Nugent	74 ALTAMONT RD Voorhees, NJ
DAVID	Houge	371 POKESMONT WALKER ROAD Altamont
AMER	ROBERTS	15 N. 25th St Altamont
Kristen	Roberts	15 Nelson Rd, Altamont
Hali	Olsen	121 G. Road Altamont NY
Jason	Rubio	286 1st Ave, 67 Schuster
Josh	Beck	404 vesper at Slingstand NY
Justin	_____	" "
Dan	Whimsey	1347 Boone ALTAMONT RD.
Bruce	Halsdorf	4901 western Trpk Altamont
Nike	Ferguson	37 Garmon Rd Altamont NY

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Walter	Mick	750 Mendastate Rd Altamont NY 12009
Melinda	Mackesey	711 Rt 146 Altamont NY 12008
Will	St. George	215 Paines Rd, Painesville NY 12053
Fred	Stehler	294 Osterman Rd. Voorheesville NY
Kevin	Hale	1263 Berne Altamont RD
Joe	Conlan	7060 Chandler Road, Altamont NY
Greg	Peck	2767 Fairbuck Rd Altamont NY
Bruce	Burlingame	139 AT Western Ave, Altamont, NY
RYAN	Cummings	5649 Depot Rd Voorheesville NY
Steven	Orley	109 GI Rd. Altamont,
Josiah	Fee	913 Black Creek Lane Altamont NY 12009
Stephen	Lindsay	326 Cde Rd Deland NY
John	T Ashra	Altamont
PAUL	Doy LA	Castle Road, Massena NY
Mark	Clark	
Benjamin	Farrell	116 Helderberg Ave Altamont
Leslie	Huck	441 Dwyer Ave
Karen	Kwotek	933 Cleveland Ave
Russ	Potomay	69 Beale Rd, Knox
Dana	Beverly	407 Ridgehill Rd Arkville

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
James	Miller	106 Maple Ave Altamont NY
Thad	Leugemors	10 Indian Maiden Pass Altamont
Nancy	Leugemors	10 Indian Maiden Pass Altamont
Tristan	O'Donnell	1179 Knox Cave Rd.
Travis	O'Donnell	1179 Knox Cave Road 020
Patricia	Carroll	6791 Dunnsville Rd Altamont NY
Cy	Zimmer	90 Box 350 Dunsbury NY 12056
Lawrence	McMullen	806 HERTHER LN ALTAMONT 12007
Pat	Whipple	325 Old Stage Rd Altamont
MIKE	NICHOLSON	80 MAIN EAST BERK
Bryce	Therrie	140 State Rt 146
Math	Defker	457 State Rt 146
James	Wadell	457 State rt 146
Dan	Brown	—
Self	COENNES	548 Altamont Road - Altamont NY.
Conor	Hawkins	103 Euclid Ave Altamont
Tim	Place	344 Giffords Church Rd. Schuyl
Brandon	Merchant	158 Little York Rd Cobleskill NY
Drew	Mac	B'Kell rd. Altamont NY
Tom	Lawton	525 RT 146 ALTAMONT, NY 12009

PETITION FOR PHILLPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Michael	VAN ALSTYNE	5801 Depot Rd.
Don	Hempstead	1210 Township Rd
Michael	Cataldo	1485 Grovewood Court Rd Canton, NY 12035
Bruce	SHAWK	104 MAIN ST ALTAMONT
Katey	Huggins	120 Lark St Altamont
Laurel	Warner	PO Box 326 Altamont
Barbara	Mower	PO Box 682 Altamont
JAMES	MOWER	PO Box 682 ALTAMONT
Kristian	Archambeau	2001 Bear Altmont Rd.
Ralph	Cook	1108 County Line Rd 12306
John	Goewey	7118 Fillerstaden Rd
Mike	Relyea	109 Altamont Rd Voorheesville
Candy	Relyea	109 Altamont Rd Voorheesville
ADAM	REINEMANN	PO Box 798 Altamont
August	SAGEHORN	433 N. Res Drive, Mesa, AZ 85206
Alex	Santoli	298 Suits Road Duanesburg NY
Caron	Schuhle	844 Township Rd Altamont
Richard	Gifford	2357 W. Old State Rd Schuyl NY
Glenn	Barker	4066 Becker Rd, Altamont
Samie	Cole	4416 Warner Rd Altamont

PETITION FOR PHILLPS HARDWARE BUILDING SIGNS

FIRST NAME	LAST NAME	ADDRESS
Grant	Roberts	5145 Depot Rd Altamont NY
Kelleena	Richards	5946 Depot Rd Altamont NY
John	Brenner	4 Linda Lane Schenectady NY 12303
Rick	Peterson	229 old Pangburn Rd 12052
William	West	2990 Furbeck Rd, ALb., NY
Vin	Germani	1941 Western Ave Albany NY 12203
JOSEPH	BREITENBACH	865 TOWNSHIP RD, ALT NY 12009
GARY	MILK	1124 Township Rd Altamont
Chris	Elly	2343 WOOD STICK RD
Kevin	Hauser	8 Palmer Blvd Albany New York 12203
KR	Stewart	1200 Leesome Lane Altamont
F.	Allen	12 Edinburg St slip.
Ken	Tracy	226 Brandie Rd Altamont NY
Daniel	Jacobson	103 Seneca Ave Altamont NY 12009
Rick	MASTROIANNA	1130 KINGS RD Schenectady NY
John	Hackstadt	31 Stone Rd
Chris	Cusack	1813 Birney St. Sny 12303
Ernie	Ward	1 Kinn Ct. Altamont 12009
JOSEPH	DeFronzo	705. Churton Dr. Voorheesville
DENNIS	Cyr	160 WILDER RD ALTAMONT

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Marty	Herzog	East Benue NY
Left	Moller	Altamont NY
Bob	Shuffen	Altamont, NY
R LOOS	LOOS	Altamont, N.Y.
Joe	Dorman	Farm Bush NY
Theresa	Oliver	Gardner Rd. Altamont
Ken	Ross	Duanesburg NY
Dan	Dan	Duanesburg NY
Ron	Jannis	Voorheesville NY
Rich	Letterer	Altamont, NY
Stewart	Ducker	Rotterdam NY
Daniel	Reinemann	Altamont NY
THOMAS	George	500 Gripps Ln Voorheesville NY 12186
Sylvester	Schultz	6419 Sunnyside Rd. Altamont
Ethan	Richardson	378 New Salem Road
ANDREA	Kulman	4 LONG GRASS LANE Altamont, NY
Steven	Seay	467 State Route 146 Guild, Cnt. NY
John	Hedger	969 Altamont Blvd Alt. NY
Mike	Cramer	Knox N.Y.
Bill	FILKINS	Knox NY

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Eric	WHITE	926 TOWNSHIP Rd. Altamont
STEVEN	PLUE	12 SUNSET DR Altamont
Steven	Baker	2365 Berne Altamont Rd - Altamont 12009
Virginia	Khoury	1971 Western Ave Albany 12203
Mike	Celestano	2015 Switch Road. Altamont
Patricia	Kenney	202 Kelly Circle Altamont
Joe	DeMasi	Rotterdam NY
Chris	Enich	320 16 th Street Waterford NY
Bruce	Kering	412 County Line Rd 12308
KURT	Johnson	84 Durbin Rd. Delanson NY
Greg	Goutor	10 Marian Ct. Altamont 12009
Gary	Porter	541 Daby Hill rd delanson
Eric	Blum	1338 Floral AV Rotterdam NY
Sam	Wicss	5560 Gardner Rd Altamont 12009
Chuck	Donnelly	5 Van Ert Rd Altamont 12009
KENT	VERTEFEUILLE	1490 TOWNSHIP RD ALT. 12009
JOE	COZZA	8 School Rd, Gould.
Tom	Wagner	
Jim	MATEJKA	New Salem Rd, Voorheesville
ART	VAN BUREN	752 RT 146 ALTAMONT 12009

PETITION FOR PHILLIPS HARDWARE BUILDING SIGNS		
FIRST NAME	LAST NAME	ADDRESS
Joshua	Shannon	110 Lincoln Ave. Altamont, NY 12009
Nathan	Jazzie	51 Bell Rd Altamont NY
Liz	Bar	145 W. Richmondville Rd Richmondville NY 12149
Lynda	Inman	108 Bozenkill Rd. Altamont, NY 12009
Austin	Casale	131 Hilderberg Ave Altamont NY
Perry	Hewett	415 Esperance Rd 12066
Michael	Grelchok	45 S. Westcott Rd 12066
DAN	Cosuen	1152 Markedown Rd. Altamont 12009
Christopher	Ashley	195 Bozenkill Rd Altamont 12009
Gary	Guyon	19 Gross Rd Altamont, NY 12009
Joe	WHL	564 B&B RD DELAND 32720
Matt	Kryzak	366 Ch. Rt. 40 Westerlo, NY 12193
JOHN	Hoyt	1257 Knos can Rd.
Matt	Hans	1 Marion Ct, Altamont NY 12009
Steve	Trimarchi	6659 Fuller Stat. Rd, Altamont 12009
Ed	Squire	758 Stark Rt 146 Altamont
Joan	McGrath	232 Longhouse Ln. Singersville, 12159
Andrew	Higgins	132 Western Ave Altamont NY 12009

February 2, 2022

To Chairman Remmert and Members of the Zoning Board:

Attached please find a petition comprised solely of neighbors with standing who oppose the signage variance being requested for Phillips Hardware.

This is a rural community with residences occupying substantial acreage, as such the number of residents who are within the nearest vicinity of the business in question are few. However, as the neighbors who will be most impacted by the incompatibility to the character of our cherished environs, we feel that our opinions should have prominence.

The applicant's request for signage in excess of what is allowable by the code is an overreach which threatens the visual integrity of our surroundings. For some, this will be visible from homes for several months out of the year when there is no screening of foliage, and lighting that currently invades our view and shines brightly in our homes in the darker hours of the day. Lighting is currently on for the entire night and adding backlit signs is more offensive and not thoughtful of those who see it on a daily basis. Moreover, the precedent that it will be setting for what is to come is of grave concern. What prevents the next businesses to be established to make similar requests and further deconstruct the surroundings. Most egregious, is why the upending of the current limitations on signage is being advocated. Simply put, to promote advertising and product lines being sold and not the business itself, as the sign code delineates.

The applicant's justifications for this variance request are of course personally based. No one can argue with a business owner wanting what they feel would be best for their business. However, what is being asked for here is bigger than Phillips Hardware. Approving the use of signage for advertising products has ramifications for businesses everywhere in Guilderland. It will have marked consequences on how we look as a town.

We would also like to point out that this business already has a monument sign out in the front of his business which identifies the hardware store. This business has been in this specific vicinity for many years, and most patrons are aware of what is sold. Advertising should be done as other businesses do, in the newspapers, social media, local television and business web pages. It should be noted that this business has a web page that is filled with advertising. To add a few other products should not be difficult and would preserve what we, as neighbors look out on a daily basis. This particular corner is zoned Agricultural surrounding this business. There is no reason for this small corner to be incongruous with the rest of the neighborhood.

Also attached with this information packet, is a map that delineates the property owners, most who have signed the attached petition. As you can see, all of them are in very close proximity or bordering the Phillips property.

We feel strongly that the Zoning Board should protect the aesthetic integrity of our homesteads and our town and respectfully ask that the Zoning Board deny this variance request.

Thank you for your attention to this matter.

Petition for Phillips Hardware-

We the undersigned are opposed to the Variance Request applied for by Jonathan Phillips of Phillip Hardware for the following reasons:

There is currently a monument sign that identifies the business.

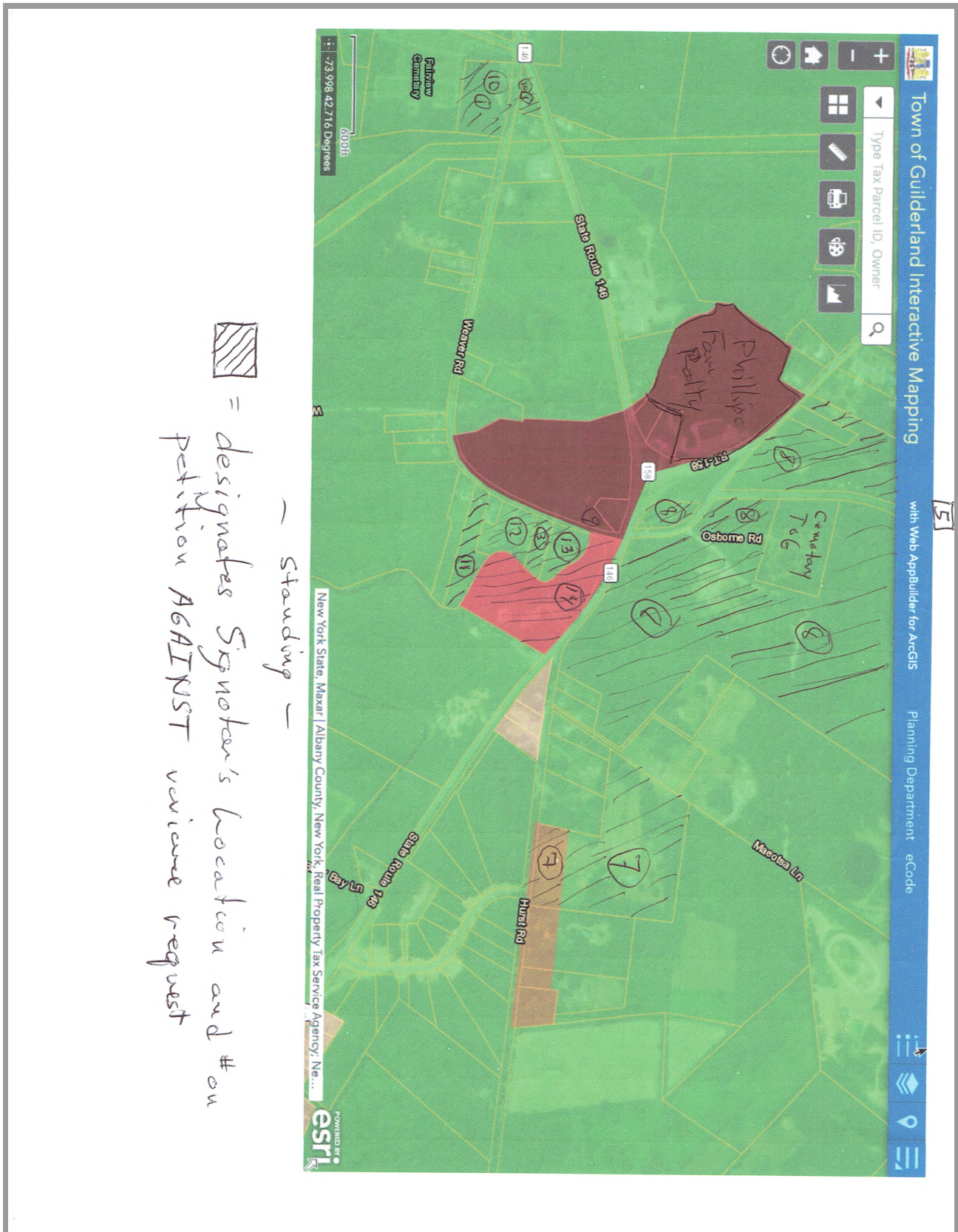
The signage is substantial and outside the current Town Law on Signs. The excuse that there is no other means to notify passerby and motorists on Rte 146 and Rte 158 of their location and products they sell is false. This hardware store has been in this location for decades. The fact that they rebuilt a couple of hundred feet away does not in any way diminish the fact that they are still in the same location.

The signage is substantial and the need for branding constitutes advertising and signage notifying the public of the business. Advertising should not be part of the signage on the outside of the building. To state that the advertising is vital to the economic growth of the business shows a lack of business acumen if you believe that you need to do so and violate the Zoning Laws in order to operate. Advertising is accomplished in many other ways including Social Media, Newspapers and the business' own website which is filled with advertising for their products. Most people who frequent this business know what is sold and what has been added without advertising. If patrons have questions, they can call the business or look at the website of the business.

To state that there is no impact to the physical or environmental conditions of the neighborhood is also false. The night lighting is so bright that it can be seen at least 750 ft- 1000 ft. away from the business. This property is the only parcel that is zoned General Business while the surrounding property is zoned Agricultural. To allow this type of variance is not in character with the neighborhood and takes away from the Agricultural District which encompasses all of Route 158 out to Western Ave. The environmental and physical impact directly affect those who can see the business from the residential and agricultural areas, which again, is out of character of the neighborhood.

The speed limit on this road is 55 miles per hour. To allow signage of this nature creates a hazard for drivers.

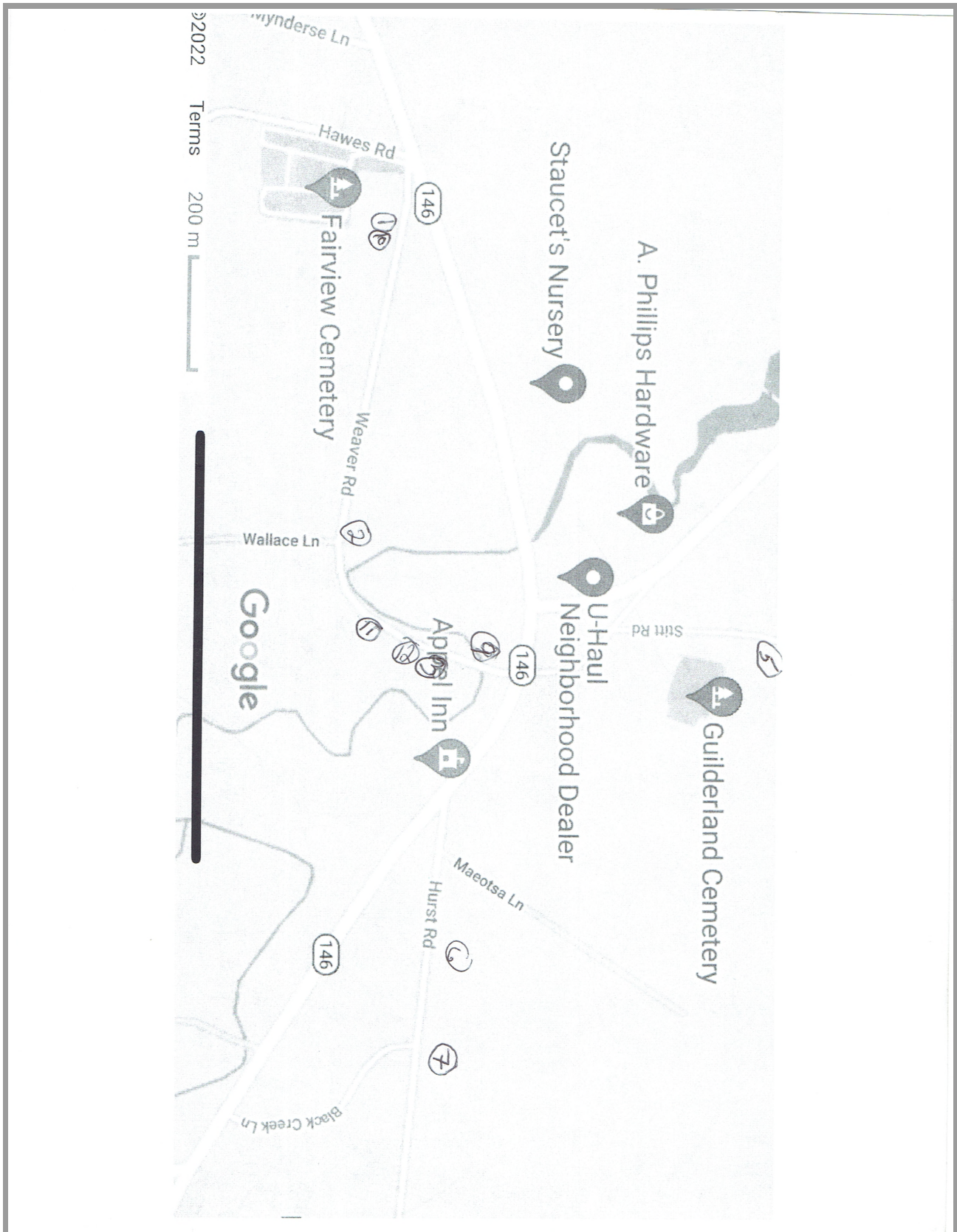
The fact that this business owner has teenagers who work for him asking people to sign a petition for his signs by stating that the Town won't let him have signs for his business is reprehensible and disgusting. Some of the statements made are false and misleading. For example, 'the signs are small, the size of a piece of paper, they are small neon signs, the town is against me'. This town has given him tremendous tax breaks through the IDA and this is how he is pushing to get what he wants rather than follow the Zoning Laws of this Town.



Sheet1

Petition Signers AGAINST Area Variance Request for Signage – Phillips Hardware
With STANDING

Indication	Address	Name	Tax Map ID	
1	4272 Weaver Road	Dorthy D. Mintline	30.00-2-27	owner
10	4272 Weaver Road	Dorthy D. Mintline	30.00-2-27	owner
2	4371 Weaver Road	Dennis Bubb	38.00-1-24	owner
3	4420 Weaver Road	Brian Giesselman	38.00-2-39	spouse
4	4420 Weaver Road	Erin St. Pierre		owner
5	6626 Stitt Road	Stephen O. Wilson	38.00-3-35	owner
6	4509 Hurst Road	Lukas Weisner	38.00-3-19.1	
7	4557 Hurst Road	Terri Conroy	38.00-3-20.2	owner
8	100 Osborne Road	Fred Wagner	38.00-3-11	owner
		Fred Wagner	38.00-3-13	owner
9	4441 Weaver Road			
11	4402 Weaver Road	Elizabeth St. Pierre	30.00-2.36	spouse
12	4416 Weaver Road	Amanda Cole	38.00-2.38	
13	4434 Weaver Road	Vincent Ragnoe	38.00-2-40	owner
	4434 Weaver Road	Carolyn Ragnoe	38.00-2-40	owner
14	590 State Route 146	Gerhard Beckmann	38.00-2.41	owner



2/2/22, 4:06 PM

Town of Guilderland Mail - [guilderlandny] Variance request for signage at Phillips Hardware (Sent by Iris W Broyde, IB5523@AOL....



Jacqueline Coons <coonsj@togny.org>

[guilderlandny] Variance request for signage at Phillips Hardware (Sent by Iris W Broyde, IB5523@AOL.COM)

Contact form at guilderlandny <cmsmailer@civicplus.com>
Reply-To: IB5523@aol.com
To: Zoning Board <ZoningBoard@togny.org>

Mon, Jan 31, 2022 at 11:48 AM

Hello Zoning Board,

Iris W Broyde (IB5523@AOL.COM) has sent you a message via your contact form (<https://www.townofguilderland.org/user/7681/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/7681/edit>.

Message:

Dear Chairman Remmert and Zoning Board Members,

I am writing to oppose the refurbished variance request of signage for Phillips Hardware.

I have already made a submission to this board per the applicant's first proposal. I am not sure about the protocol for this, but it seems to me that as the board is hearing a request for a variance that differs from what had previously been proposed,

it would seem fair to have the opportunity to weigh in as what is now being considered is for all purposes, new.

I will reiterate that the business in question is not in my immediate vicinity. I will leave the debate on visual impact and compatibility with the character of the surrounding neighborhood to those who are qualified to argue those points.

My concern is the nature and precedent of what is being asked. And perhaps the decrease in the overage of allowable signage now being requested makes this variance even more troublesome.

The applicant is requesting to be allowed additional signage for advertising. Plain and simple. Dispensation from limitations per the code to promote what is going on inside the business, not the business itself. And as it is not nearly as excessive, perhaps that seems innocuous.

My neighborhood is off of the Westmere Corridor. Our commercial thoroughfare. Should this precedent be approved, I shudder to think of what that can come to look like where any and all businesses, where it pertains, decide to request just a little more signage to promote their product lines. How can they be turned down? I have no doubt that neighboring businesses would be in full support of each other to petition the board to make those allowances.

In my earlier writing, I suggested either a denial or a significant alteration to the applicant's request. In this iteration, yes significantly altered, I find myself no less concerned on the precedent that would be set. I would respectfully urge the board not to approve this application.

Thank you,

Iris Broyde

Westmere Terrace

<https://mail.google.com/mail/u/0/?ik=2f27395271&view=pt&search=all&permmsgid=msg-f%3A1723489532017157155&simpl=msg-f%3A17234895320...> 1/1

4870

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$ 50
(payable at time of submittal to
Town of Guilderland)

APPLICANT INFORMATION:
Name: Charles & Enid Geyer
Address: 3671 Carman Rd
Schenectady, NY Zip: 12303
Daytime Phone #:518-322-5724
Date: 1/4/2022

PROPERTY INFORMATION:
Owner: Charles & Enid Geyer
Location: 3671 Carman Rd.
Tax Map #: 27.15-1-80.2
Zoning: R15
Acreage: .70

Email: geyer.all@nycap.rr.com

TO BE SUBMITTED:

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
 - side setback
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631

**APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A
VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE
ZONING ORDINANCE OR ZONING MAP.**

**To Zoning Administrative Officer
Of the Town of Guilderland**

Date: 1/4/2022

**To the Zoning Board of Appeals
Of the Town of Guilderland**

I, Charles R & Enid M Geyer of 3671 Carman Rd. Schenectady, NY 12303
hereby appeal from the decision of the Zoning Administration Officer on my application
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- () An interpretation of the Zoning Ordinance or Zoning Map
- () A Special Use Permit under the Zoning Ordinance or Zoning Map
- (X) A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 3671 Carman Rd. Schenectady, NY Zoning: R15

2. Interpretation of the Zoning Ordinance is requested because:

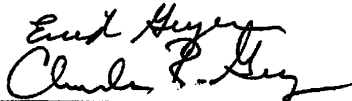
3. Special Use Permit required for the following type of use:

* 4. Variance to the Zoning Ordinance is requested for:

Construction of a 16 X 24 foot addition to an existing detached
garage that was built in 2017.

*** Applicant shall complete form outlining conditions from Section 267-b of New
York State Town Law pertaining to area variances.**

**The applicant hereby certifies that he is the owner of record of the above property
or has been duly authorized in writing by the owner of record to make this
application.**



Signature of applicant

AREA VARIANCE CONDITIONS

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

No, there will be no changes to the character of the neighborhood nor will a detriment to nearby properties be created.

2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

No, the benefit sought by the applicants cannot be achieved by other means.

3) Whether the requested area variance is substantial;

No, the requested area variance is minor and consists of a 16' by 24' addition to an existing detached garage.

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

No, the proposed variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

No, the alleged difficulty was not self-created. The garage addition is for additional storage space that there was not a need for when the garage was built in 2017.

PROJECT NARRATIVE

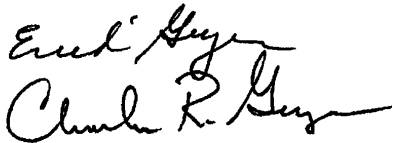
Please describe the reasons which necessitate the need for a variance including a brief detailed description of the project:

The purpose of the project is to provide additional storage space for personal property.

The project consists of constructing a 16' by 24' addition to an existing detached garage that was built in 2017. The addition will be constructed in the rear of the existing garage in the back corner of the property and has very low visibility from Carman Road.

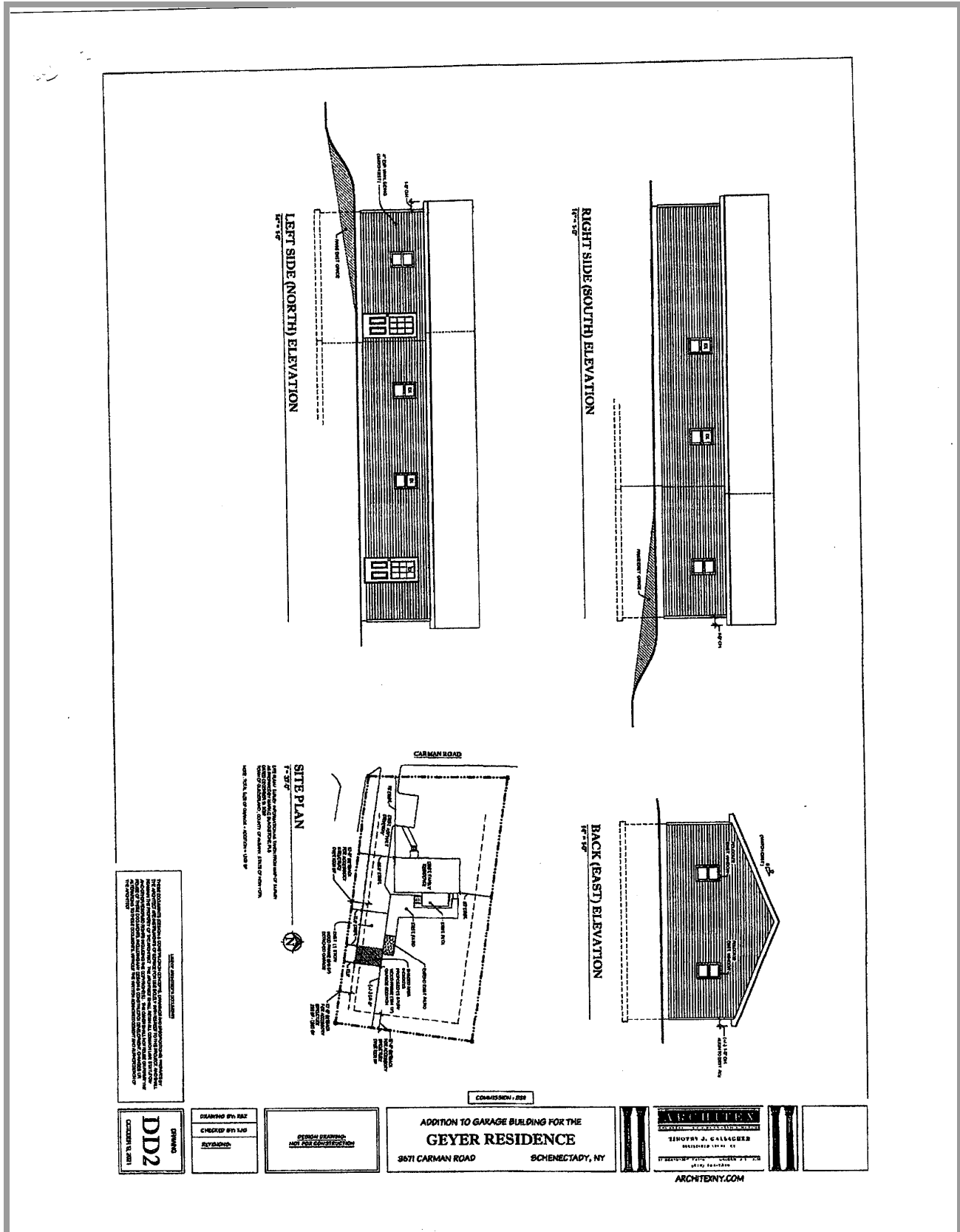
Attached please find the following items for your review and consideration:

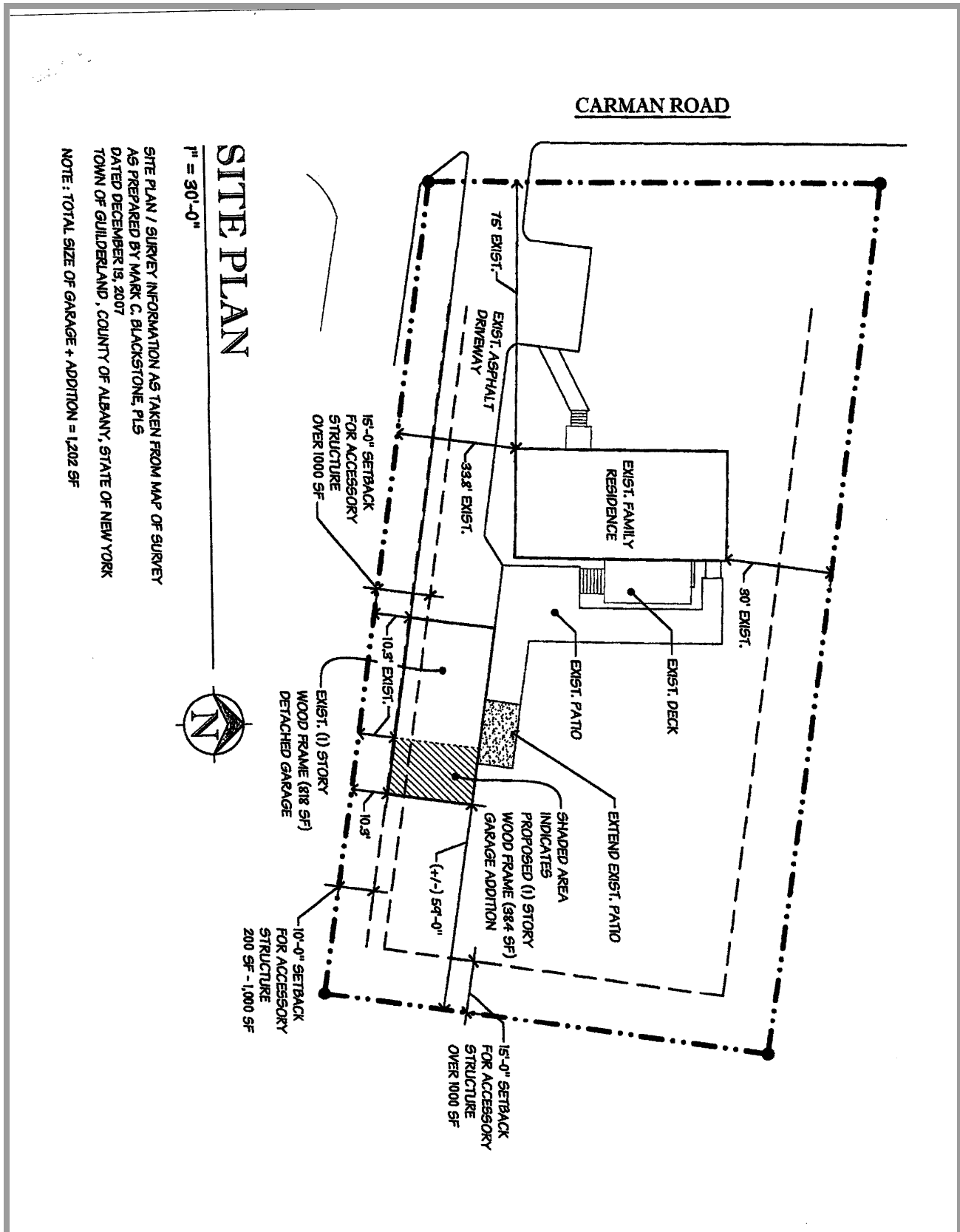
- 1. A design drawing prepared by Architex which shows the proposed addition in relation to the existing garage and a site plan which shows the location of both the existing garage with the proposed addition on the plot map. The drawing also shows what the proposed expanded garage would look like.**
- 2. Photos of the existing garage.**



Signature

1-4-2022
Date







Town of Guilderland
ALBANY COUNTY, ROUTE 20
P.O. BOX 339
GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER
SUPERVISOR

(518) 356-1980
FAX: (518) 356-1990

JACQUELINE M. COONS
CHIEF BUILDING AND ZONING
INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4870

Request of Charles Geyer for a Variance of the regulations under the Zoning Law to permit: an addition to an existing 818sf detached garage that will result in a greater required minimum setback to the property line for accessory structures.

Per Articles IV & V Sections 280-24 and 280-51 respectively

For property owned by Charles Geyer
Situated as follows: 3671 Carman Road Schenectady, NY 12303
Tax Map # 27.15-1-80.2 Zoned R15

Plans are open for public inspection at the Building Department during normal business hours or on the Town website. Said hearing will take place on February 2, 2022 beginning at 7:00pm. Pursuant to legislation that suspended the Open Meetings Law, the public may listen and view the meeting on Verizon channel 34, Spectrum channel 1303, and Town website (<https://www.townofguilderland.org/town-meeting-videos>) and may provide comment during the meeting by dialing (929) 205-6099, and entering Meeting ID: 871 6197 6965 and Passcode: 651496.

Dated: January 25, 2022


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	27.14-1-40	Rose M DeLuca	1806 Whispering Pines Way,Schenectady, NY	12303
013089	27.14-1-41	Richard N Clauson	1804 Whispering Pines Way,Schenectady, NY	12303
013089	27.14-1-42	Roxanne Welch	1802 Whispering Pines Way,Schenectady, NY	12303
013089	27.14-1-43	Jorge I Plata	1800 Whispering Pines Way,Schenectady, NY	12303
013089	27.14-1-44	Paul Todd Burge	604 Derzee Ct,Delmar, NY	12054
013089	27.14-1-45	Ahmed Alloush	3666 Carman Rd,Schenectady, NY	12303
013089	27.14-1-46	Elizabeth Castillo-Haynesworth	3660 Carman Rd,Schenectady, NY	12303
013089	27.14-1-47	Patricia Whipple Buffington	726 Michigan Ave,Schenectady, NY	12303
		Attn: Randolphs Flower Shop		
013089	27.14-2-10	Kenneth M Klapp	3025 Valley Pine Dr,Schenectady, NY	12303
013089	27.14-2-11	Guilderland Town of	P.O. Box 339,Guilderland, NY	12084
013089	27.14-2-12	Carol A Boccardi	20 Cliffside Dr,Saratoga Springs, NY	12866
013089	27.14-3-1	Kemper Building Group Inc	P.O. Box 339,Guilderland, NY	12084-0339
		Attn: Town of Guilderland		
013089	27.14-3-2	Edward J Burnash	101 Pheasant Walk,Schenectady, NY	12303
013089	27.15-1-2	Joseph DiCaprio II	3440 E Lydius St,Schenectady, NY	12303
013089	27.15-1-3	Seamus Conan Geraghty	19 Sunset Blvd,Albany, NY	12205
013089	27.15-1-4	Jose C Martinez Sr	3015 Spawn Rd,Schenectady, NY	12303
013089	27.15-1-5	Kevin Esposito	3017 Spawn Rd,Schenectady, NY	12303
013089	27.15-1-6	Nancy L Rhodes	3019 Spawn Rd,Schenectady, NY	12303
013089	27.15-1-26	David D Lewicki	611 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-27	Joseph V Guice	613 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-28	Tammy L Westendorf	615 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-29	Shaikh Aman	617 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-30	Shaun P Johnson	619 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-60	Joshua T Donovan	622 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-61	John Isopo	579 Pearse Rd,Niskayuna, NY	12309
013089	27.15-1-62	Laura A Wamer	620 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-63	Barbara D Tucker	618 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-64	Walter K Cogswell Jr	616 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-65	Alicia Bailey	614 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-66	Kevin B Trestick	612 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-67	Daniel S OBrien	610 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-68	Patrick J Melius	608 Via Ponderosa,Schenectady, NY	12303
013089	27.15-1-74	Marissa Ginenthal	3022 Spawn Rd,Schenectady, NY	12303
013089	27.15-1-75	Sandra Woodward	3018 Spawn Rd,Schenectady, NY	12303
013089	27.15-1-76	James F Janeski	1270 5th Ave Apt 10R,New York, NY	10029
013089	27.15-1-77	Sarah Stalteri	3010 Spawn Rd,Schenectady, NY	12303
013089	27.15-1-79	Janet F Brennan	3659 Carman Rd,Schenectady, NY	12303
013089	27.15-1-81	Allison Judith Santorelli Robert A &	5004 Western Tpke,Altamont, NY	12009
013089	27.15-1-82	Theodore J Chludzinski	3677 Carman Rd,Schenectady, NY	12303
013089	27.15-1-83	LARAPA LLC	3724 Carman Rd,Schenectady, NY	12303
013089	27.15-1-84.1	Mary E Jennings	214 Featherwood Ct,Schenectady, NY	12303
013089	27.15-1-84.2	Francis P Flynn	3693 Carman Rd,Schenectady, NY	12303
013089	27.15-1-80.1	Elnora L Moule	3661 Carman Rd,Schenectady, NY	12303
013089	27.15-1-80.2	Charles Geyer	3671 Carman Rd,Schenectady, NY	12303

4873
**TOWN OF GUILDERLAND
CHECKLIST FOR VARIANCE**

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50
(payable to Town of Guilderland
prior to scheduling public hearing)

APPLICANT INFORMATION: PROPERTY

Name: Jeremy Rue

Address: 1 Armstrong Dr.
Altamont, NY **Zip:** 12009

Daytime Phone #: 518-495-4847

Date: 1/21/2022

Email: jeremyrue@yahoo.com

INFORMATION:

Owner: Jeremy & Leigha Rue

Location: 1 Armstrong Dr.

Tax Map #: 37.04-1-47

Zoning: R20

Acreage: 0.56 acres

TO BE SUBMITTED:

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
 - side setback
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

**APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A
VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE
ZONING ORDINANCE OR ZONING MAP.**

To Zoning Administrative Officer
Of the Town of Guilderland

Date: 1/21/2022

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Jeremy Rue of 1 Armstrong Drive
herby appeal from the decision of the Zoning Administration Officer on my application
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- () An interpretation of the Zoning Ordinance or Zoning Map
- () A Special Use Permit under the Zoning Ordinance or Zoning Map
- (X) A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 1 Armstrong Drive Zoning: R20

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:

* 4. Variance to the Zoning Ordinance is requested for: replace pre-existing privacy
fence along the south
side of our property facing SR 146. No variance was obtained
by prior owners. Fence is in poor condition and needs replacing.

* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property
or has been duly authorized in writing by the owner of record to make this
application.

Jeremy Rue
Signature of applicant

AREA VARIANCE CONDITIONS

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

No, fence is pre-existing and will be replaced with like materials (pressure-treated wood) and in the same location.

- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

None that we know of. This is the most simple solution.

- 3) Whether the requested area variance is substantial;

No, it is a replacement of a pre-existing fence

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

No; it is a replacement of a pre-existing fence.

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance;

No, the fence was placed prior to our purchase of the property. We did not know of the need for or lack of variance.

1/21/22, 4:16 PM

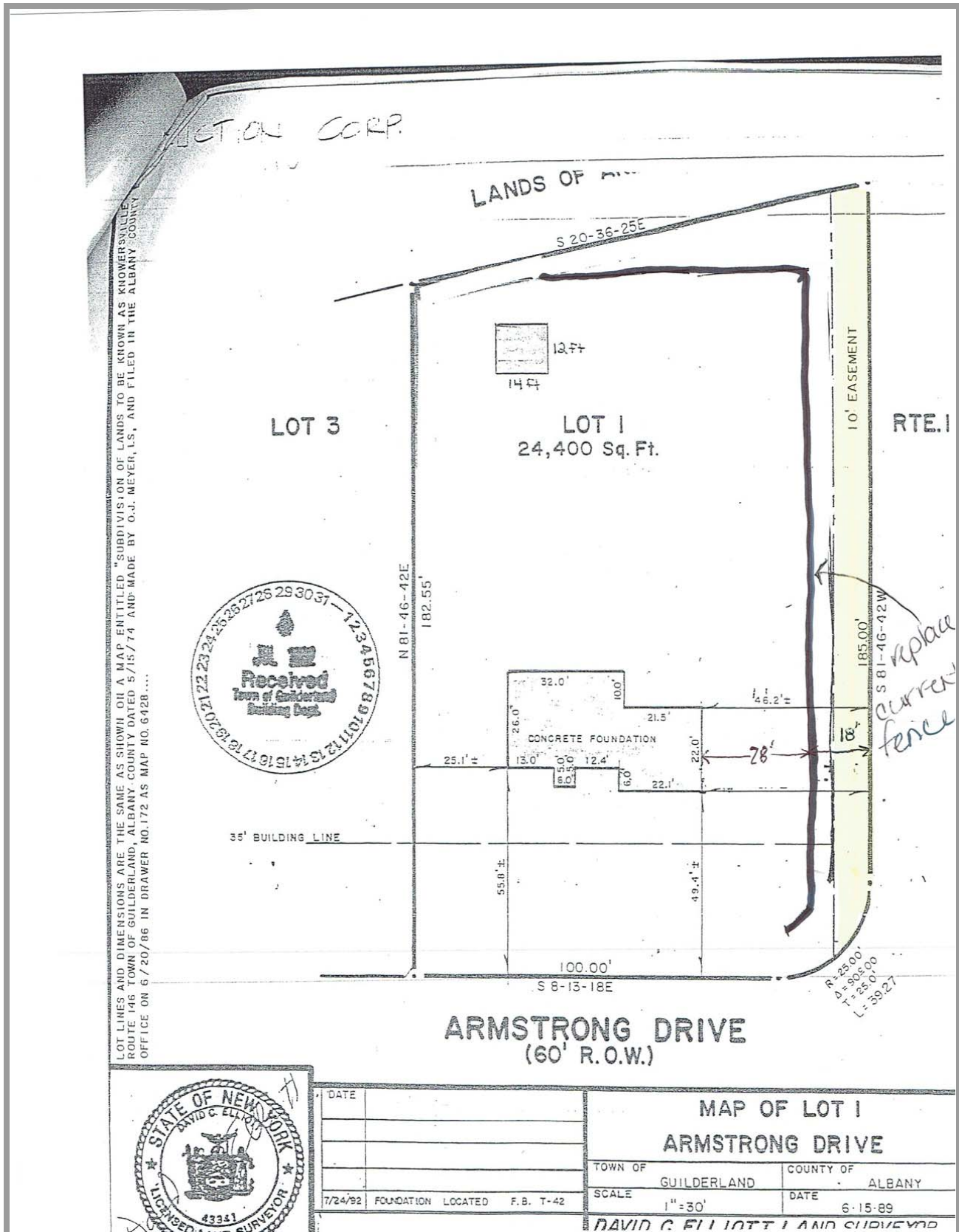
fence_example_pic.png



New fence 6'

<https://mail.google.com/mail/u/0/#inbox/FMfcgzGmtXJFpLPdVHhfZfMRhLnwKTj?projector=1&messagePartId=0.1>

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Town of Guilderland

ALBANY COUNTY, ROUTE 20

P.O. BOX 339

GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER
SUPERVISOR

(518) 356-1980
FAX: (518) 356-1990

JACQUELINE M. COONS
CHIEF BUILDING AND ZONING
INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4873

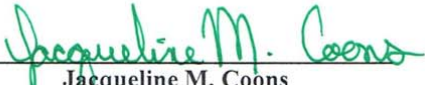
Request of Jeremy & Leigha Rue for a Variance of the regulations under the Zoning Law to permit: the installation of +/- 200lf of privacy fencing in a front vard.

Per Articles IV & V Sections 280-27 & 280-51 respectively

For property owned by Jeremy & Leigha Rue
Situating as follows: 1 Armstrong Drive Altamont, NY 12009
Tax Map #37.04-1-47 Zoned R20

Plans are open for public inspection at the Building Department during normal business hours or on the Town website. Said hearing will take place on February 2, 2022 beginning at 7:00pm. Pursuant to legislation that suspended the Open Meetings Law, the public may listen and view the meeting on Verizon channel 34, Spectrum channel 1303, and Town website (<https://www.townofguilderland.org/town-meeting-videos>) and may provide comment during the meeting by dialing (929) 205-6099, and entering Meeting ID: 871 6197 6965 and Passcode: 651496.

Dated: January 25, 2022


Jacqueline M. Coons
Chief Building & Zoning Inspector

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
013089	37.00-2-33	Beatty Management Group LLC	1850 Folsom St,Boulder, CO 80302
013089	37.04-1-37	Adrian Best	31 Armstrong Cir,Altamont, NY 12009
013089	37.04-1-38	Joseph C Yoder	33 Armstrong Cir,Altamont, NY 12009
013089	37.04-1-39	Michael OBrien	35 Armstrong Cir,Altamont, NY 12009
013089	37.04-1-40	Jason C Frazier	37 Armstrong Cir,Altamont, NY 12009
013089	37.04-1-41	Dana J Welch	26 Armstrong Cir,Altamont, NY 12009
013089	37.04-1-42	Phillip C Zinski	22 Armstrong Cir,Altamont, NY 12009
013089	37.04-1-45	Adam A Edwards	10 Armstrong Dr,Altamont, NY 12009
013089	37.04-1-46	Peter Phillips	6 Armstrong Dr,Altamont, NY 12009
013089	37.04-1-47	Jeremy R Rue	1 Armstrong Dr,Altamont, NY 12009
013089	37.04-1-48	Matthew Robinson	3 Armstrong Dr,Altamont, NY 12009
013089	37.04-1-49	Oakley R Neitzel	5 Armstrong Dr,Altamont, NY 12009
013089	37.04-1-50	Joseph Pasquarella	7 Armstrong Dr,Altamont, NY 12009
013089	37.04-1-51	Ermin Arias	9 Armstrong Dr,Altamont, NY 12009
013089	38.00-2-1	Victor C Altimari	P.O. Box 183,Altamont, NY 12009
013089	38.00-2-2	Victor C Altimari	P.O. Box 183,Altamont, NY 12009

2/2/22, 2:30 PM

Town of Guilderland Mail - Public Comment Special Use Variance Application #4873 - 1 Armstrong Drive Altamont NY



Jacqueline Coons <coonsj@togny.org>

**Public Comment Special Use Variance Application #4873 - 1 Armstrong Drive
Altamont NY**

cduffy3938@aol.com <cduffy3938@aol.com>

Sat, Jan 29, 2022 at 6:03 PM

Reply-To: cduffy3938@aol.com

To: "coonsj@togny.org" <coonsj@togny.org>, "melitaj@togny.org" <melitaj@togny.org>

Dear Ms. Coons and the Zoning Board of Appeals,
Please add this letter to the public comment and file for Special Use Application of Jeremy Rue, 1 Armstrong Drive Altamont NY Special Use Variance Number handwritten on application as 4873. I am respectfully asking the ZBA not to approve the Special Use Variance because of encroachment in the public right of way. We have NYS laws and Federal Laws and Town Codes that should be upheld isn't it the duty of the Town and the ZBA not to allow encroachments in the public right of way? At issue is that you are seeking to allow 1) precedent; 2) disregard for pedestrian and motorist accessibility and most importantly you are seeking to discriminate against persons with disabilities particularly pedestrians by obstructing the public right of way 3) ZBA creating laws outside the scope of the ZBA. You are shutting me out as a person with a mobility disability from the possibility of living within the Town of Guilderland by allowing property owners to take the frontage in areas where I need to walk.

The fact that the town has not put in a sidewalk does not mean the Town can discriminate.

The Town has and does require people at time of permit to remedy and at other times to remedy land use. For example, when we moved from the Lone Pine Development area the Town came to inspect the water. They asked us to remedy the property and we gladly complied. When we moved to [15 Fletcher Rd Albany](#) also in the Town of Guilderland the former property owners did not have to remedy but the Town demanded we remedy within the public right of way. And we gladly did.

Please require through the ZBA permit to require the applicant to move the fence and not obstruct nor enter the right of way. To the applicants, I ask that you keep the right of way accessible. To the ZBA, I ask that you realize how important the public right of way is for the community particularly as you appear to be creating your own disregard of town codes and the needs of persons with a disability. I think it is horrible that you require us to write for protection of the public right of way.

The Town has disapproved other applications such as this and I ask the ZBA to please request the applicant to place the fence on their property and not the public right of way.

Very truly yours,
Christine Duffy
[15 Fletcher Rd](#)
[Albany NY 12203](#)
518-456-6372

<https://mail.google.com/mail/u/0/?ik=2f27395271&view=pt&search=all&permmsgid=msg-f%3A1723331935496638918&simpl=msg-f%3A17233319354...> 1/1



GUILDERLAND FIRE DEPARTMENT
2303 Western Avenue Guilderland, New York 12084
518 456-5000

January 20, 2022

Ms. Jacqueline Coons
Chief Building and Zoning Inspector
Town of Guilderland
Town Hall
Guilderland, New York 12084

Dear Ms. Coons,

This letter is to inform you that the Guilderland Fire Department will again be holding our annual rose sale fundraiser Saturday February 12 through Monday February 14, 2022. We will be placing signs within the community as previously approved of which will be promptly removed in the afternoon of February 14.

Sincerely,

Guilderland Fire Department
Rose Sale Committee